

(AKA LOT 7 QUAIL HEIGHTS PARKS
S/D UNIT 1 UNREC)
COMM NW COR OF SW1/4, RUN S

ZHANG HENG/LU YA YIN
618 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

01-4S-16-02678-013

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,642	100	
FGR	462	55	
FOP	104	30	
FSP	96	40	
TOTALS	2,304		
		1,965	173,888

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,965	112.5040	128.25	252,011	1994	1994	0	0	31.00	69.00

1 SINGLE FAM 0% - 2023 Heated Area: 1642 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		173,888	
TOTAL MARKET OB/XF VALUE		4,422	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		203,310	
SOH/AGL Deduction		0	
ASSESSED VALUE		203,310	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		203,310	
TOTAL JUST VALUE		203,310	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		200,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0181	6/13/2016	WD Q	Q	I	01	125,000
GRANTOR: STEPHANIE BAKER-ESTRE						
GRANTEE: HENG ZHANG & YA YUN						
1246/2303	12/14/2012	WD Q	Q	I	01	110,000
GRANTOR: RICHARD L MCELHANEY E						
GRANTEE: STEPHANIE BAKER-EST						

EXTRA FEATURES		517 SW QUAIL HEIGHTS TER, LAKE CITY															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1,528.00	UT	1.50	1.50	100	0	0	3	100	2,292	
2	0296	SHED METAL	0	0	8	12	96.00	UT	5.00	5.00	100	1994	1994	3	100	480	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S29 E26 FOP= S6 E16N6 W11 N2 W4 S2 W1\$ E1 N2 E4 S2 E11 FGR= S16 E22 N21 W22 S5\$ N5 E22 N12 FSP= N12 W8 S12 E8\$ W8 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							